

SUMMARY FOR LEGISLATIVE HEARING

1941 University Avenue West

Legislative Hearing – Tuesday, August 24, 2021

City Council – Wednesday, September 22, 2021

The building is a one-story, wood frame, commercial warehouse/storage facility on a lot of 30,928 square feet (square footage includes all buildings on this parcel: 1933-1941 University Avenue W). According to our files, it has been a vacant building since June 7, 2018.

The current property owner is Eritrean Community Center of MN c/o Dawit Solomon per AMANDA and Ramsey County Property records.

On April 7, 2021, an inspection of the building was conducted, a list of deficiencies which constitute a nuisance condition was developed and photographs were taken. An ORDER TO ABATE A NUISANCE BUILDING was posted on April 15, 2021 with a compliance date of June 15, 2021. As of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code.

Taxation has placed an estimated market value of \$775,000 on the land and \$656,500 on the buildings (value includes all buildings on this parcel: 1933-1941 University Avenue W).

Real estate taxes are current.

The vacant building registration fees were paid by assessment on July 1, 2021.

A Code Compliance Inspection was done on May 12, 2021.

As of August 23, 2021, the \$5,000 performance deposit has not been posted.

There have been ten (10) SUMMARY ABATEMENT NOTICES since 2018.

There have been two (2) WORK ORDERS issued for:

- Garbage/rubbish
- Tall grass/weeds

Code Enforcement Officers estimate the cost to repair this structure exceeds \$50,000. The estimated cost to demolish exceeds \$30,000.

DSI, Division of Code Enforcement Resolution submitted for consideration orders the property owner to repair or remove this structure within fifteen (15) days; if not the resolution authorizes the Division of Code Enforcement to demolish and assess the costs to the property.